

ANGUS COUNCIL

**INFRASTRUCTURE SERVICES COMMITTEE
DEVELOPMENT STANDARDS COMMITTEE**

**2 JUNE 2009
9 JUNE 2009**

**SUBJECT: DEVELOPMENT BRIEF FOR SOUTH OF GARDYNE STREET,
FRIOCKHEIM**

REPORT BY DIRECTOR OF INFRASTRUCTURE SERVICES

Abstract: This report establishes, for consultation purposes, the draft planning requirements that will guide the development of the site Fk2: Housing – South of Gardyne Street which is allocated in the Adopted Angus Local Plan Review for residential development.

1 RECOMMENDATION

1.1 It is recommended that the Committee:-

1. agree the draft development brief as detailed in Appendix 1 as a basis for consultation; and
2. note a further report, detailing consultation responses together with a finalised brief will be submitted for approval to a subsequent meeting of the Infrastructure Services Committee and of the Development Standards Committee.

2 INTRODUCTION

2.1 Proposal Fk2 of the Angus Local Plan Review 2009 allocates 7.4 ha of land south of Gardyne Street, Friockheim for residential development of 40 houses (including 8 affordable), a site for a health centre, open space, and car parking for the Co-op store.

2.2 Proposal Fk2 indicates that proposals should be in accordance with the development brief which would be prepared for the site which would include details of the following requirements:-

- provision of a site for a health centre, dedicated car parking and land, to be retained as open space until required, for a future extension to the health centre;
- provision of rear servicing access and dedicated customer parking for the Co-op store;
- two point access from the B965, improvements to Gardyne Street including roundabout, realignment of parking bays, traffic islands and traffic calming to the specifications of the Director of Infrastructure Services;
- provision of foul and surface water drainage;
- open space provision including amenity open space, play space and tree belt along Gardyne Street;

- landscape, footpaths and buffer zones around the site; and
- cycle and pedestrian linkages.

- 2.3 Since the original allocation of this site in the Angus Local Plan Review, There have been discussions with the preferred developer, Guild Homes, as to the content and coverage of a Development Brief.
- 2.4 Given the provisions of Proposal Fk 2 set out above, a draft development brief has been prepared to guide the development of the site and consideration of any future planning applications. The draft brief identifies known constraints, stipulates general as well as specific requirements and is consistent with and supplements the policies of the Angus Local Plan Review.
- 2.5 This report seeks approval of the draft development brief submitted by Guild Homes, which establishes the principals for development of this site. A copy of the draft development brief is appended to this report.

3 DRAFT DEVELOPMENT BRIEF

- 3.1 Discussions between the representatives of Guild Homes and officers from Planning & Transport have established the principles required to guide development, including structural landscaping, vehicular and non vehicular access, affordable housing, open space provision, car parking and servicing for the convenience store and provision of a site for a new health centre. This has allowed the developer and planning authority to create the parameters within which detailed design issues will be addressed and to permit flexibility in future construction whilst retaining the original concept.
- 3.2 The Adopted Angus Local Plan Review Policy S3 : Design Quality recognises that new development should add to or improve the local environment and should consider the potential to use innovative, sustainable and energy efficient solutions.

Policy S3: Design Quality

A high quality of design is encouraged in all development proposals. In considering proposals the following factors will be taken into account:

- site location and how the development fits with the local landscape character and pattern of development;
 - proposed site layout and the scale, massing, height, proportions and density of the development including consideration of the relationship with the existing character of the surrounding area and neighbouring buildings;
 - use of materials, textures and colours that are sensitive to the surrounding area; and
 - the incorporation of key views into and out of the development.
- 3.3 Report 102/01 to the Planning & Transport Policy Committee of 23 January 2001 established consultation procedures associated with planning and development briefs. This allows for wider public involvement particularly from Community Councils, land owners and also takes into account the interests of local members, service departments and appropriate outside agencies.

- 3.4 Subject to the agreement of members, this draft brief will therefore be circulated for comment to interested parties and the results reported back for consideration by the Committee in agreeing a finalised development brief for the site. Once finalised the development brief will be a material consideration in dealing with any subsequent planning application.

4 DEVELOPMENT FRAMEWORK

- 4.1 Located on the southern edge of Friockheim, the site provides for a significant residential expansion of the village. The site will have a significant impact on the current shape and character of Friockheim. It is important that this development integrates with and enhances the current village form through the creation of a central feature linking the existing and proposed development. The key objectives of the draft development brief are to:-

- provide guidance of the Council's requirements in terms of the form and layout of development;
- ensure that new development integrates with the village in terms of layout, character, form and connectivity;
- ensure the provision of high quality landscaping and areas of open space to integrate new development into the existing landscape;
- to meet a variety of housing needs;
- ensure appropriate pedestrian and cycle connections to the town;
- ensure that development is undertaken in a co-ordinated manner and that a high quality sustainable development is delivered.

- 4.2 The draft brief establishes general design principles and provides guidance on a number of site specific requirements including:-

- location of site for health centre, car parking and future expansion;
- location of servicing and car parking for the Co-op store;
- vehicular Access and traffic management on Gardyne Street in agreement with the Head of Roads;
- drainage and Recycling;
- open space, play space and tree belt provision;
- boundary treatment; landscaping and buffer zones; and
- cycling and pedestrian linkages

5 FINANCIAL IMPLICATIONS

- 5.1 The costs associated with consultation on the draft brief are minimal, and can be contained within the 2009/10 Planning & Transport Division's Revenue Budget.

- 5.2 There are no other financial implications arising directly as a result of the recommendations contained in this report.

6 HUMAN RIGHTS IMPLICATIONS

- 6.1 There are no human rights implications arising directly from this report and should any implications arise from the development brief itself these will be dealt with through the development control process in consideration of the relevant applications for planning permission.

7 EQUALITIES IMPLICATIONS

- 7.1 The issues dealt with in this report have been the subject of consideration from an equalities perspective (as required by legislation). An [equalities impact assessment](#) is not required.

8 SINGLE OUTCOME AGREEMENT

- 8.1 This report contains the following local outcomes contained within the Single Outcome Agreement for Angus.

6. We live longer, healthier lives

- The health of the Angus population is improved
- Improved outcomes for people who use community care services are achieved.
- Children and young people in Angus are active with opportunities and encouragement to participate in play and recreation, including sport.
- Harm caused by the misuse of drugs and alcohol is reduced resulting in improved quality of life in Angus.

10. We live in well-designed, sustainable places where we are able to access the amenities and services we need

- Good quality housing is available throughout Angus.
- Crisis response for homeless households is improved.

12. We value and enjoy our built and natural environment and protect it and enhance it for future generations

- The importance and benefits of society of the environment are recognised.

9 CONSULTATION

- 9.1 The Chief Executive, Director of Corporate Services, Head of Finance, Head of Law & Administration and Director of Neighbourhood Services have been consulted in the preparation of this report.

10 CONCLUSION

- 10.1 The preparation of a development brief for south of Gardyne Road, Friockheim will assist in the implementation of the Angus Local Plan Review proposal and also guide developers towards a successful planning submission. Circulation of the draft brief will enable community involvement in the process and seek endorsement of the planning principles and site specific requirements. Once finalised the development brief will be a material consideration in the determination of planning applications for the site

ERIC S LOWSON
DIRECTOR OF INFRASTRUCTURE SERVICES

NOTE

The following background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to a material extent in preparing the above Report.

- Angus Local Plan Review – February 2009
- Report 102/01, Angus Council, Planning & Transport Policy Committee, January 2001

P&T/ID/IAL
7 May 2009

Appendix 1

**Draft Development Brief
Land south of Gardyne Street, Friockheim**

1 Introduction

- 1.1 The recently adopted Angus Local Plan Review 2009 allocates a land to the south of Gardyne Road for housing and community uses. The site will accommodate a variety of house types and tenures, open space, parking and land for new health centre will help to support local services.
- 1.2 The site, Fk2 : Housing – South of Gardyne Street is located to the south of Friockheim. The site comprises the western field south of the road, and is defined by the field boundaries to the east, Friock Wood to the south, by Gardyne Street (B965) to the north and the existing Co-op store/open field to the west. The site is therefore well defined, and is generally level with long views contained by Friock Wood to the south.
- 1.3 Land at South of Gardyne Street, Friockheim, which is the subject of this Draft Development Brief, is allocated for housing in the Angus Local Plan under Policy Fk2 as follows:-

Fk2: Housing-South of Gardyne Street

“7.4ha of land south of Gardyne Street is allocated for a development of 40 houses (including 8 affordable), a site for a health centre, open space, and servicing and a car park for the Co-op store.

Proposals should be in accordance with the development brief which will be prepared for this site which will include details of the following requirements:-

- *Provision of a site for a health centre, dedicated car parking and land, to be retained as open space until required, for future expansion of the health centre;*
- *Provision of rear servicing access and dedicated customer parking for the Co-op store;*
- *Two point access from the B965, improvements to Gardyne Street including roundabout, realignment of parking bays, traffic islands and traffic calming to the specification of the Director of Infrastructure Services;*
- *Provision of foul and surface water drainage;*
- *Open space provision including amenity open space, play space and a tree belt along Gardyne Street;*
- *Landscape footpaths and buffer zones around the site; and*
- *Cycle and pedestrian linkages.”*

2 Objectives of the Brief

- 2.1 The key objectives of this development brief are to:-
- provide landowner, local residents and developers with guidance on the Council’s requirements in terms of the form and layout of development;

- ensure that new development integrates with the village and the surrounding area in terms of layout, character, form and connectivity;
- ensure the provision of high quality landscaping and open space to integrate new development into both the village and surrounding landscape;
- ensure appropriate pedestrian, cycle and public transport connections to the village and its facilities;
- confirm the provision of the many community benefits outlined during the local plan review process, site for a new health centre, additional land set aside for the expansion of the health centre when required, off street parking and service area for the Co-op store, provision of landscaped open space area all set within a comprehensive landscape framework; and
- provision of a considered traffic management scheme providing access to the development site, realignment of parking bays and traffic islands

3 Site Analysis

- 3.1 The allocated site is located to the south of Gardyne Street and comprises 7.4 ha of greenfield land between the built up area and Friock Wood to the south. Gardyne Street is part of the B965 and forms the majority of the current southern boundary of the village of Friockheim. Gardyne Street is the main route through the village and serves as the village centre with most of the community facilities being located on it or close to it. The majority of the commercial premises (including pharmacy, newsagent and convenience store) are located at the western end of the street, close to the development site, where the existing built up area fronts both sides of the street.
- 3.2 The middle section of Gardyne Street is predominantly residential and single sided to the north side of the street with two fields to the south of the street. The eastern approach to the settlement has the primary school located to the north side of Gardyne Street and the village cemetery and park to the south.
- 3.3 The site being considered by this draft development brief is the western field situated to the south of Gardyne Street. The site is bounded to the west by existing development, the telephone exchange and Co-op, south by Friock Wood, and to the east by the stone boundary wall.

4 General Requirements

- 4.1 In progressing the development of this site there are several technical matters which will require to be addressed on a “whole site” basis. These include:-
- The requirement for a design statement which outlines how the various elements of the proposal will relate to the character and setting of the surrounding area.
 - An assessment of the infrastructure requirements, specifically an investigation of the availability of both foul and surface water drainage.
 - Access provision, an assessment of how the access into the site will function and the best possible layout in terms of circulation through the site. A transportation assessment was undertaken and accepted by the Council at the time of the local plan review.

- Overall landscape framework, how the existing landscape will be enhanced to provide the framework for development. This will also consider the requirement for open space and how this will be managed in the long term.

4.2 The site is wholly in the control of single developer, and therefore the proposed elements which will contribute to the cohesive framework for development should be comprehensively developed and efficiently managed.

Drainage and Waste Management

4.3 New development requires to provide separate systems for foul and surface water drainage. Initial discussion with Scottish Water indicated that at that time, 2004, there was foul drainage capacity for approximately 40 houses. Further more detailed negotiations will be required to ensure that the foul element of the drainage can be accommodated.

4.4 A Sustainable Urban Drainage Scheme (SUDs) will be incorporated into the development to manage the surface and storm water run off. The site comprises a sand and gravel sub base and therefore SUDs is considered both easily achievable and effective. Developers are recommended to have early discussions with officials from Planning & Transport, Roads, Scottish Water and SEPA to agree proposals for comprehensive surface water management of the whole site, including arrangements for future maintenance of any surface water drainage system.

4.5 Full details of foul and surface water management for the whole site (including ongoing maintenance arrangements) will require to be submitted as part of any planning application

4.6 There is a recycling point opposite the primary school within easy access to the development site. The Environmental and Consumer Protection Department of Angus Council have confirmed that there is road side collection service operating within Friockheim. Provision will be made for the separate collection and storage of recyclates within the curtilage of individual houses.

Access and Circulation

4.7 The adopted policy requires that there are two access points from the B965, Gardyne Street. These access points will require the part removal of the existing stone dyke and some trees however the majority of this attractive dyke will remain. The stone removed will be used to provide an entrance feature into each of these access points. The proposed new accesses will be:-

- A new priority junction to the east of the existing Co-op; and
- The existing junction at Westgate will be modified to incorporate a mini roundabout with a fourth arm providing access to the development.

4.8 Between the two junctions a new internal loop road will be constructed to allow access and circulation around the residential units, providing access to the new health centre and off street parking, and servicing for use by customers of the Co-op.

4.9 The introduction of the proposed mini roundabout to Gardyne Street will help to control vehicle speeds as traffic will be required to slow down as they approach the

mini roundabout. The current road layout incorporates a “chicane” which was introduced to control/influence the speed of vehicles. This further allowed the provision of parking bays along the south side of Gardyne Street for use by residents. The proposed mini roundabout offers an improved method for influencing/controlling the speed of the cars and allows the parking bays to be shifted to the north side of Gardyne Street, directly outside the existing residential houses, to the benefit of the existing residents.

- 4.10 In terms of pedestrian and cycle linkages walk/cycle routes will be established from Friockheim, Gardyne Street, through the development to Friock Woods to the south linking with the existing Angus Core Paths Network.
- 4.11 Specifically the development will provide:-
- Two new roads accesses with agreed sightlines of 4.5 x 60 metres;
 - Retention of the existing bus stop;
 - Provision of new service access to the Co-op store;
 - New pedestrian/cycle link with existing Angus Paths Network;
 - Relocation of current parking bays to the north side of Gardyne Road
 - Off street parking to the west of the local park/amenity area; and
 - Traffic islands on Gardyne Street to assist pedestrian movement. The position of the islands will be agreed with Angus Council Roads Department at the time of the detailed road layout design

Landscape Framework

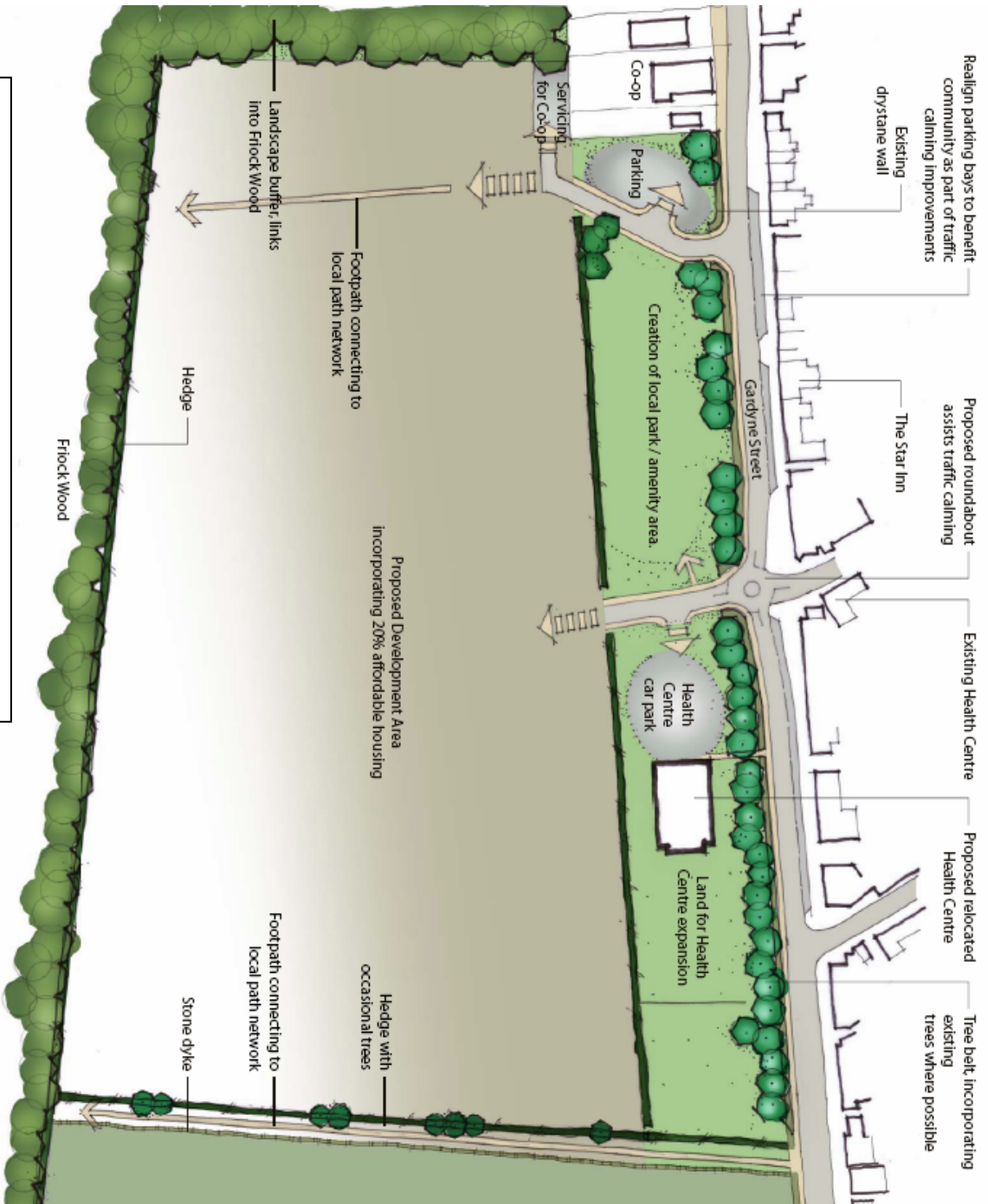
- 4.12 As part of any future planning application a landscape framework will be established to ensure that the development site will sit well in its surroundings. There is an opportunity to link with the existing landscape features, thereby enhancing the existing landscape setting of the site. The design will be developed to reflect the angular layout of the village. The proposal offers the opportunity to provide sustainable growth with the planned expansion of the village focused around the existing and proposed facilities.
- 4.13 The landscape framework will ensure that there is amenity open space immediately to the south of Gardyne Street, providing a focus for the settlement and ensuring that any impact on the residents of Gardyne Street is minimised. This will incorporate play space in agreement with
- 4.14 The attractive stone dyke and trees along Gardyne Street will be retained except to facilitate access. Where it is removed to enable access into the site, attractive entrance features will be created through the use of hard and soft landscaping. The tree belt along Gardyne Street frontage will be retained and, where necessary, enhanced.
- 4.15 A landscape buffer will be on the western edge will provide screening to the coachworks and provide a visual link with Friock Wood. The eastern boundary will comprise the existing stone dyke, post and wire fence with hedging and occasional trees.
- 4.16 A landscape plan for the whole site, detailing trees to be removed, planting scheme and boundary treatments will be submitted as part of any future planning application.

Community Benefits

- 4.17 Policy FK2 confirms the provision of a number of community benefits and the scheme will ensure the delivery of the following elements
- Identify a site for a new health centre, car parking and additional land to be set aside for the expansion of the health centre when required:
 - Off street parking and service area for the Co-op store: and
 - Provision of landscaped open space area set within a comprehensive landscape framework.

Housing

- 4.18 It is intended that the development will provide a range of house type from smaller starter homes to larger family homes. The housing layout will provide larger plots to the south of the site backing on to Friock Woods with the smaller units fronting onto the open space. The affordable housing requirement will comply with Angus Council's adopted policy of 20% within the Friockheim area.
- 4.19 A mix of house designs will be used which retain and enhance the character of the village. Single, one and a half and two storey houses will be developed reflecting the range of house types currently found within the village. Two storey properties will be restricted to the southern half of the residential development area.
- 4.20 The housing to the north-west of the site, located immediately to the south of the landscaped strip, will be developed fronting onto the landscaped area providing a village square feature. This will consist of one to one and a half storey terraced/semi detached development between the access loops on the western part of the site. Consideration will be given to a shared surface private access to the south of the proposed access strip.
- 4.21 Careful consideration will be given to the design, density and scale of the houses to ensure they reflect the historic character of Friockheim. The finishing materials will be chosen to be sympathetic to the existing village. A design statement detailing existing village character, and how this will be reflected in materials, colours, house styles and layout will be submitted with any future planning application.
- 4.22 Energy conservation measures will be considered through the detailed design stage and a sustainability statement will be lodged in support of the detailed planning application.



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| <p>FRIOCKHEIM GUILD HOMES (TAYSIDE) LTD</p> |
| <p>FIGURE 7</p> |
| <p>General Principles for Development</p> |
| <p>EDAW AECOM</p> |

